

**Application No.**  
**Z-12-01-01**  
**(Rezoning Request)**

**Applicant**  
**Board of County Commissioners / El**  
**Jobean Master Pump Station**

**Quasi-Judicial**

**Commission Dist. IV**



Open  
for Business

Z-12-01-01  
El Jobean Master Pump station  
General Area Map

Map Prepared By  
Charlotte County  
Community Development  
Department



28/40/21 Mid County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise as to its use. This is not a survey, nor is it to be used for design. Created 02--08-2012



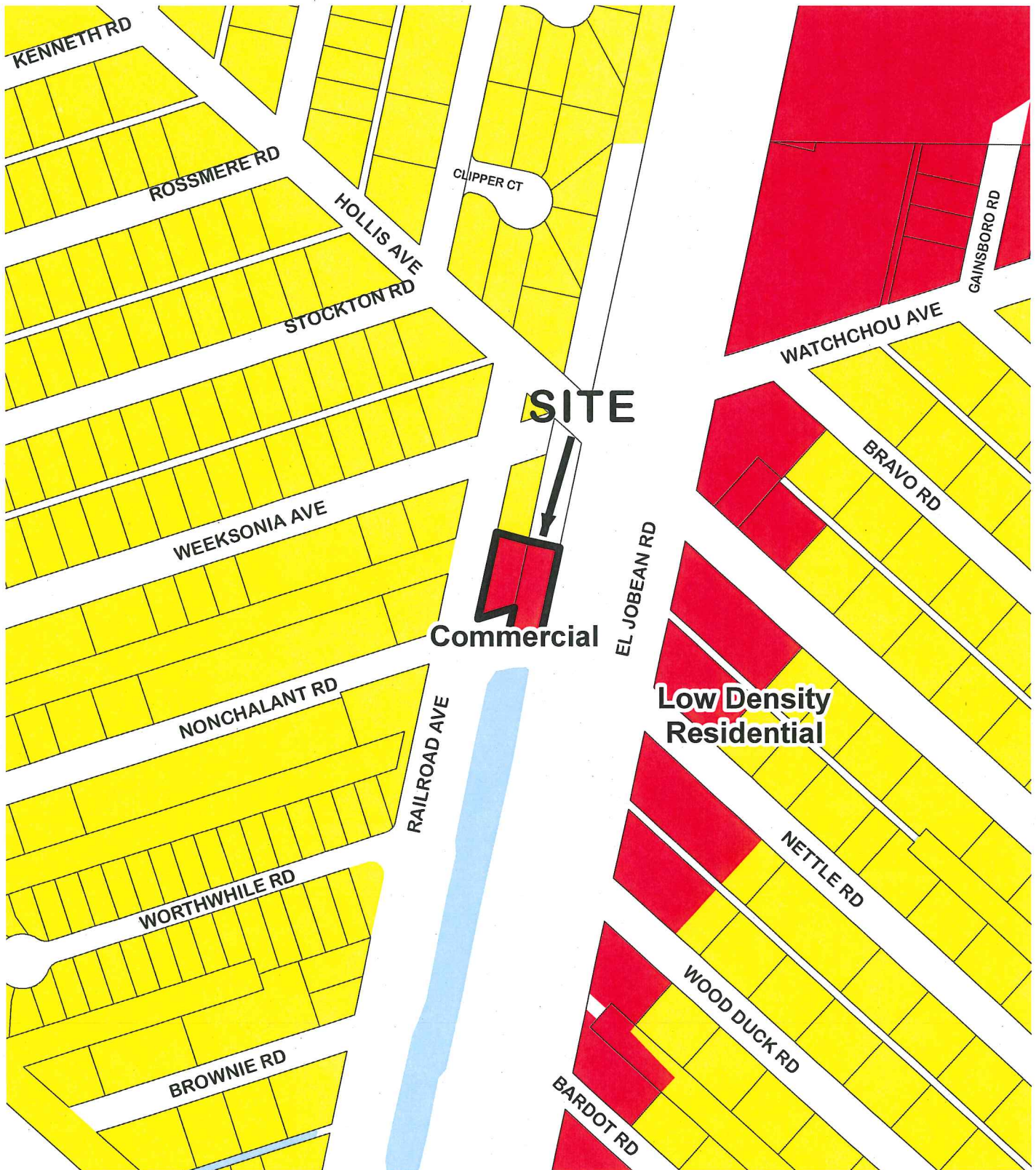




Open  
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Z-12-01-01  
El Jobean Master Pump station  
2030 Future Land Use Designations

Map Prepared By  
Charlotte County  
Community Development  
Department



28/40/21 Mid County

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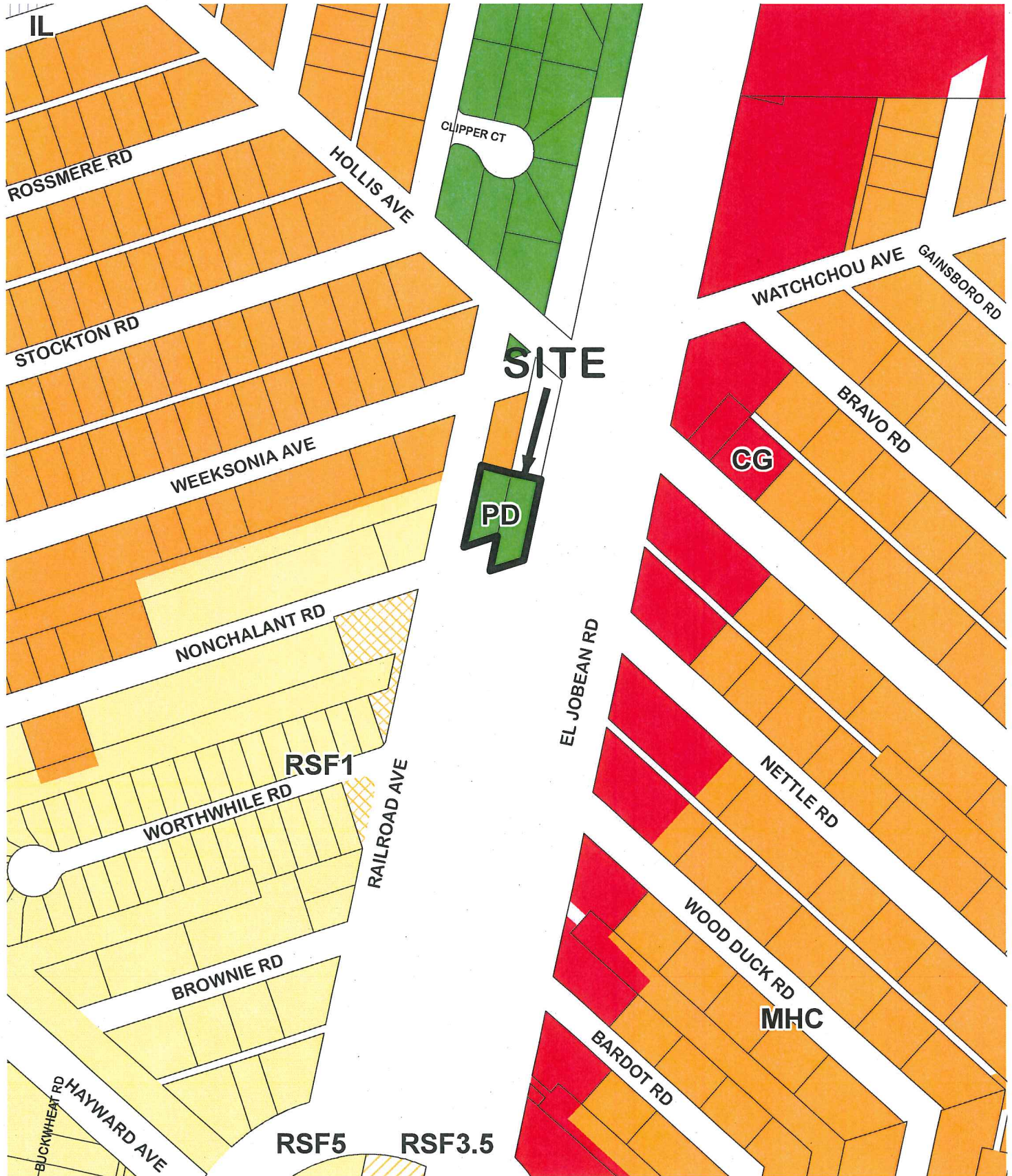




Open  
for Business

Z-12-01-01  
El Jobean Master Pump station  
Zoning Districts

Map Prepared By  
Charlotte County  
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## Community Development Department Staff Report for Z-12-01-01

**DATE:** February 17, 2012

**TO:** Honorable Board of County Commissioners  
The Planning and Zoning Board

**FROM:** Jie Shao, Planner III

**REQUESTED**

**ACTION(S):** A publicly initiated request to amend the Charlotte County Zoning Atlas from Planned Development (PD) to Commercial General (CG)

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### PART I

**Applicant(s):** Charlotte County Board of County Commissioners  
18500 Murdock Circle  
Port Charlotte, FL 33948

**Owner(s):** Same as applicant

**General Location  
and Acreage:**

The subject property is located northwest of Hayward Avenue, southwest of Hollis Avenue, east of Railroad Avenue and west of El Jobean Road, in the Port Charlotte area; it contains 0.31± acres.

**Account Number(s):** 402128228002 & 402128228004

**Analysis:**

The subject property is located on S.R. 776 (El Jobean Road), in the El Jobean area. The site was rezoned to Planned Development in 1982 as part of a Development of Regional Impact (DRI); however, the area where the property is located was excluded from the DRI many years ago and the zoning district was never changed to reflect the exclusion. The property was purchased by Charlotte County in 1990. The existing zoning allows no development opportunities for the County because it is not associated with a concept plan and so the rezoning request is necessary in order to establish development rights. Amending the zoning district of the subject property to Commercial General (CG) will also make the zoning district consistent with the existing Future Land Use Map designation of Commercial.

***Consistency with the Smart Charlotte 2050 Comprehensive Plan (Smart Charlotte)***

The subject property is located within the Urban Service Area and is designated as Commercial on the 2030 Future Land Use map. Rezoning the site to CG is consistent with the land use designation and is supported by the goals, objectives, and policies of Smart Charlotte.

***Compatibility***

The subject property is located directly on El Jobean Road, which is a major thoroughfare in the County. Further to the east, across El Jobean Road, the properties are designated as Commercial and zoned CG. To the south, there is a water retention pond. To the west, across Railroad Avenue, there are vacant residential lots and one mobile home and to the north there is also a mobile home. The proposed pump station will be required to place Type A buffering along the perimeter of the station. The proposed public service uses will not create any negative impacts such as additional traffic volume, visual or noise impacts on the adjacent residential neighborhood.

**Staff Recommendation:**

“Approve adoption of Petition No. Z-12-01-01 based on the findings and analysis in the Comprehensive Planning Division staff report dated February 17, 2012, and the evidence presented at the public hearing on the application (if applicable).”

**Conclusion:**

Staff recommends approval of this rezoning because it is consistent with Smart Charlotte.

**The Planning and Zoning Board proposed recommendations:**

“Motion to forward application No. Z-12-01-01 to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated February 17, 2012 and the evidence presented at the public hearing on the application (if applicable).”

## PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** The subject property is designated as part of Maturing Neighborhoods.
2. **2030 Service Area Delineation:** The subject property is located in the Urban Service Area.
3. **Existing Land Use on the Site:** The subject site is currently vacant.

### 4. Existing Designation(s):

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p><b>General Range of Uses</b> These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p><b>Size:</b> 0.5 to Three acres <b>Maximum Intensity:</b> 0.4 FAR</p>
Zoning	Development Standard
Planned Development (PD)	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-98 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-98, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p>

Table 1

### 5. Proposed Designation(s):

FLUM	Development Standard
N/A	N/A

Zoning	Development Standard
Commercial General (CG)	<p>The commercial, general (CG) district is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protected from the adverse effects of undesirable industrial uses.</p> <ul style="list-style-type: none"> <li>• Minimum lot size is 12,000 square feet.</li> <li>• Minimum lot width is 100 feet.</li> <li>• Maximum structure height is 60 feet.</li> <li>• Setbacks: <ul style="list-style-type: none"> <li>○ Front setback is 25 feet.</li> <li>○ Side setback is 20 feet (Abutting a road).</li> <li>○ Rear setback is 10 feet (Abutting a lot).</li> </ul> </li> </ul>

Table 2

#### 6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	Mobile home	Low Density Residential (LDR)	Mobile Home Conventional (MHC)
East	El Jobean Road (S.R. 776) Division of Forestry Frizzell Forestry Site - State owned lands Chevron gas station	Commercial (COM))	Commercial General (CG)
South	Right-of-way retention pond Common element – owned by Waterways Homeowners Association Single-family homes	Low Density Residential (LDR)	Residential Single-family 5 (RSF-5) Residential Single-family 1 (RSF-1)
West	Mobile homes Vacant residential lands	Low Density Residential (LDR)	Mobile Home Conventional (MHC) Residential Single-family 5 (RSF-5)

Table 3

#### 7. Buildout Calculations (square footage &/or density):

The proposed commercial general uses involve no residential density. Based on the commercial FLUM designation and proposed CG zoning district, the maximum Floor Area Ratio is 0.4, and the maximum building height is 60 feet; therefore, the maximum buildout of the subject site could be approximately 5,401 square feet of commercial uses. The property is owned by the County and the County will use the site for the EL Jobean Master Pump Station.

#### 8. Is the subject site within a Community Planning Area or Special Plan area? The site is not located within any Community Planning Area or Special Plan area.



9. **Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?** The subject property is not adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.
10. **Is the proposed land use designation(s) consistent with the provisions of the:**
- a. **Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
  - b. **Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.
11. **Does the subject site contain any designated archaeological site or historic structures?**  
No, the site does not contain any designated archaeological site or historic structures.
12. **Are there wetlands on the property?**
- a. **Number of acres of Category I:** No.
  - b. **Number of acres of Category II:** No.
13. **Natural Resources:**
- a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** No. According to the County Environmental Specialist's environmental assessment report dated February 16, 2012, the site does not contain any significant natural resources or critical habitat for endangered/potentially endangered species.
  - b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** There will be no negative impacts to these significant natural resources.
  - c. **Is the subject site within the Special Surface Water Protection Overlay District?** No
  - d. **Is the subject site within the Watershed Overlay District?** No
  - e. **Is the subject site within a Wellhead Protection Area?** No
  - f. **Is the subject site within the Prime Aquifer Recharge Area?** No
14. **Coastal Planning:**
- a. **Is the subject site within the Coastal Planning Area?** The site is located within the Coastal Planning Area.
  - b. **Could the proposed changes impact beach accessibility?** No
  - c. **Could the proposed change affect other waterfront access?** No
  - d. **Flood Zone:** The entire site is located within the Flood Zone 8AE, with a determined base flood elevation at 8 feet
  - e. **Storm Surge Evacuation Zone:** The subject property is located within the Storm Surge Evacuation A Zone.
  - f. **Coastal High Hazard Area?** The site is located inside the Coastal High Hazard Area.
  - g. **Could the proposed changes impact evacuation times?** No

**15. Facilities and Services****a. Nearest Park:** N/A**b. Nearest Police Station:**

*Name:* District 2

*Address:* 1441 Tamiami Trail, Port Charlotte

*Distance:* approximately seven miles to the northeast of the subject site

**c. Nearest Fire/EMS Station:**

*Name:* Charlotte County Station No. 3

*Address:* 4322 El Jobean Rd., El Jobean, in the El Jobean area

*Response Time:* Approximate response time is 4-6 minutes

**d. Nearest Library:** N/A**e. Nearest Hospital:**

*Name:* Peace River Regional Medical Center

*Address:* 2500 Harbor Boulevard, Port Charlotte

*Distance:* approximately 9.6 miles to the northeast of the subject site

**f. Nearest Potential Emergency Shelter:** N/A**g. Nearest Public Schools:** N/A**16. Concurrency****a. Roads Level of Service:** See attached report from Venkat Vattikuti, Transportation Planner**b. Potable Water Level of Service:**

1. *Provider's Name:* Charlotte County Utilities (CCU)

2. *Analysis:* The site will be used to build a pump station; therefore, no water service is needed for the proposed project.

**c. Sanitary Sewage Level of Service:**

1. *Provider's Name:* Charlotte County Utilities (CCU)

2. *Analysis:* The site will be used to build a pump station; therefore, no sanitary sewer service is needed for the proposed project.

**d. Park and Recreation Level of Service:**

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

**e. Schools:** N/A**f. Solid Waste:**

1. *Refuse Collector:* Waste Management Inc. of Florida

2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management

3. *Level of Service*

- Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
- Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident



- Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

**g. Drainage:**

**1. Level of Service**

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall

Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

**2. Analysis:**

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project by project basis.

**17. Capital Improvements Program**

- a. Are any updates to the CIP required as a result of this petition? No.**

**18. Intergovernmental Coordination**

- a. Does this amendment require comments from or coordination with adjacent governments or other governmental agencies? No.**

**19. Has a public hearing been held on this property within the last year? No.**

**20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:**

**FLU Appendix I: Land Use Guide**

**SECTION 2: ZONING STANDARDS OF REVIEW**

**GENERAL APPLICATION**

Charlotte County shall regard the process of amending the Zoning Atlas as a quasi-judicial act and will review all applications for consistency with the Plan, as well as for any potential negative effects of the proposed rezoning upon neighboring properties and their owners, whether public or private. Prior to approval of a petition for rezoning, the County shall require the proposed zoning district to be consistent with the uses allowed within this Plan. Additionally, standards provided by the Charlotte County Land Development Regulations shall apply to the proposed rezoning. On any lot or parcel in which the Zoning Atlas is inconsistent with the

Future Land Use Map, the County shall regard the Future Land Use Map as depicting the appropriate, developable land use unless the text of the comprehensive plan clearly states otherwise. Allowable uses suitable for development will be consistent with the least intensive Zoning District which implements the Future Land Use Map designation. No development proposal or approval may be had which is inconsistent with the Plan.

**21. Standards for Rezoning Approval:**

**For the rezoning of land, the recommendation of the Planning and Zoning Board shall be made after giving due consideration to:**

**a. Would the proposed change be contrary to the Comprehensive Plan?**

**Finding:** The proposed CG zoning district is consistent with the Commercial Future Land Use Map designation. The proposed change is consistent with Smart Charlotte.

**b. The existing land use pattern in adjacent areas:**

**Finding:** The subject property is located immediately to the west of El Jobean Road, in the El Jobean area. One mobile home is located directly to the north of the subject site. To the east, there are some improved commercial and government office uses. To the south, there is a water retention pond. To the west, there are some single-family homes, mobile homes and vacant lands designated for residential uses.

**c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:**

**Finding:** No impacts on utilities, schools or roads. The proposed El Jobean Master Pump Station will benefit citizens in the El Jobean area.

**d. Would changed conditions make the passage of the proposed amendments appropriate?**

**Finding:** Yes. In 1982, the area where the subject property is located was the subject of a Planned Development (PD) rezoning request. The property subsequently changed ownership several times, and the requested PD was never finalized prior to the change in ownership. There is uncertainty over the development rights left to the subject property subsequent to the adoption of the Riverwood DRI, which used to be part of this PD. In March of 1990, the subject property was bought by the County. In order to build the intended public facility on the site, it must be rezoned to an appropriate zoning district.

**e. Would the proposed change adversely influence living conditions or property values in adjacent areas?**



**Finding:** The subject property is located directly on El Jobean Road, which is a major thoroughfare in the County. The purpose of the rezoning is to establish the development rights on the property in order to build a pump station to serve the public. The proposed change will not adversely influence living conditions or property values in adjacent areas.

**f. Would the proposed change affect public safety?**

**Finding:** No

**g. Would the proposed change reduce light and air to adjacent areas?**

**Finding:** The site is currently vacant, and any development must comply with the setbacks, height limitations, landscaping and buffering requirements set forth in the County's Land Development Regulations. For example, a Type A buffer (at a minimum) is required to be placed along the perimeter of the proposed pump station. Therefore, the proposed changes would not reduce light or air to adjacent areas.

**h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

**Finding:** Technically, there are currently no development rights on the site, which makes the site undevelopable. The purpose of the petition is to rezone the subject property so that it will be consistent with the existing Commercial Future Land Use Map designation and give the County the ability to build a pump station to serve the public.

**Attachment 1**  
**Legal Description**

<b>Account Number</b>	<b>Short Legal</b>	<b>Legal Description</b>
402128228002	ELJ 001 0002 000G	EL JOBEAN WARD 1 PLAN 2 LOT G 444/178 485/58 504/189 505/688 542/79 546/514 596/329 681/1928 730/1402 730/1925 809/1576 923/1730 1090/897 RER1180/1649
402128228004	ZZZ 284021 P9-8	28 40 21 P-9-8 0.213 AC. M/L THAT PORT OF ABAND R/R DESC AS BEG AT INTXN OF W ROW ABAND R/R & S ROW NONCHALANT RD TH N ALG R/R ROW 170 FT SE 60 FT SW 140 FT SW 60 FT TO POB 809/1576 923/1730 1090/897 1180/ 1649



Charlotte County  
Community Development Department  
Environmental Planning & Review

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**To:** Whom It May Concern **Date:** February 16, 2012  
**From:** Bill Byle, Jamie Scudera (Environmental Specialists)  
**Re:** Environmental Assessment  
**For:** Charlotte County BCC - El Jobean Pump Station - Rezone Petition: Z-12-01-01  
Property Account Number(s): 402128228002 and 402128228004  
**Location:** Lot G, Blk 2, El Jobean Sub'd, Ward 1, S28-Twp 40-Rge 21, Charlotte Co., FL

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**Findings/Recommendation: No Environmental Constraints present**

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On February 16, 2012, staff conducted an Environmental Assessment of the above referenced property. Staff responses to The Application for Rezoning, Item 12 - Environmental Assessment are presented below:

- Existing land cover (FLUCCS Level 3) – FLUCCS 4220 – Brazilian Pepper
- No listed flora or fauna species present
- No jurisdictional wetlands present
- The property is not adjacent to any County, State or Federal wildlife management areas, parks, preserves or reserves.

**Large Scale Plan Amendment & Rezoning**  
**Petition/ Account Number: Z-12-01-01**

**TO:** Honorable Board of County Commissioners  
The Planning and Zoning Board

**FROM:** Venkat Vattikuti

**DATE:** February 14, 2012

<b>REQUESTED ACTION:</b>
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**APPLICANT:** Charlotte County Board of County Commissioners

**OWNER:** Charlotte County Board of County Commissioners, Port Charlotte, FL 33948

**GENERAL LOCATION:** Charlotte Harbor Subdivision (Section: 28, Township: 40,  
Range: 21 in Subdivision: El Jobean Ward 1, Parcel/ Lot  
#: G, Block#: 2)

1 **ANALYSIS:** From the transportation perspective, the proposed zoning change is  
2 not going to have any negative impact on the surrounding roadway network  
3 within the vicinity of the subject property.

4

5 **RECOMMENDATION:** Approve the requested Land Use Amendment (MAP) and  
6 Rezoning.

7





**CHARLOTTE COUNTY  
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for REZONING**

Date Received: <u>JAN. 5, 2012</u>	Time Received:
Date of Log-in: <u>JAN 6, 2012</u>	Petition #: <u>Z-12-01-01</u> Accela #:
Receipt #: <u>N/A</u>	Amount Paid: <u>N/A</u>

**1. PARTIES TO THE APPLICATION**

**Name of Applicant:** Charlotte County Board of County Commissioners

Mailing Address: 18500 Murdock Circle

City: Port Charlotte	State: FL	Zip Code: 33948
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Phone Number: 941.743.1272

Fax Number:

Email Address: jie.shao@charlottefl.com

**Name of Agent:** Same

Mailing Address:

City:	State:	Zip Code:
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Phone Number:

Fax Number:

Email Address:

**Name of Engineer/Surveyor:** N/A

Mailing Address:

City:	State:	Zip Code:
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Phone Number:

Fax Number:

Email Address:

**Name of Property Owner** (if more than one property owner, attach a separate sheet with a list of all owners):  
 Charlotte County Board of County Commissioners

Mailing Address:

City:	State:	Zip Code:
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Phone Number:

Fax Number:

Email Address:

## 2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402128228002 & 402128228004		
Section: 28	Township: 40	Range: 21
Parcel/Lot #: G	Block #: 2	Subdivision: El Jobean Ward 1
Total acreage or square feet of the property: 0.31 acres more or less		

## 3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

## 4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

## 5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

## 6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

## 7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Commercial	0.31
Zoning District(s)	Acreage
PD	0.31

## 8. APPLICANT'S PROPOSED CHANGE(S):

Amending Zoning designation(s) to:

Commercial General (CG)

**If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?**  
N/A

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**9. REASON FOR PROPOSED CHANGE(S):**

The subject property was zoned PD in 1982 as part of original RDI; however, the area where the property is located was excluded from the DRI many years ago, and the zoning district was never changed to reflect it. Therefore In order to establish the development right, this rezoning is required. Amending the zoning district to Commercial General will make the zoning consistent with the existing Commercial FLUM designation.

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**10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):**

The site is currently vacant and the County-owned El Jobean Master Pump Station will be constructed on the site in the future.

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**11. SURROUNDING LAND USES:**

North: Mobile homes

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South: Rightway

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East: DIVISION OF FORESTRY FRIZZELL FORESTRY SITE, CONVENIENT STORE WITH GAS

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West: Mobile homes

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**12. ENVIRONMENTAL ASSESSMENT:**

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
  - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
  - Locations of listed flora and fauna species, if present.
  - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
  - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

**13. INFRASTRUCTURE:**

**A. Roadway**

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):  
El Jobean Road
-

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

N/A

**B. Potable Water and Sanitary Sewer**

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed Zoning.

N/A

- 14. HISTORICAL OR ARCHEOLOGICAL SITES:** When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

N/A

**15. REZONING NARRATIVE**

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan **Yes, the proposed CG zoning is consistent with the Commercial FLUM designation**
- B. The existing land use pattern in adjacent areas **Mobile homes located to the north and west, El Jobean located directly to the east.**
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets **No**
- D. Whether changed conditions make the passage of the proposed amendment appropriate **Yes, to make the zoning consistent with the existing Commercial FLUM designation**
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas **No**
- F. Whether the proposed change will affect public safety **No**
- G. Whether the proposed change will reduce light and air to adjacent areas **No**
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning **Yes. The subject property was zoned PD in 1982 as part of original RDI; however, the area where the property is located was excluded from the DRI many years ago, and the zoning district was never changed to reflect it. Therefore In order to establish the development right, this rezoning is required. Amending the zoning district to Commercial General will make the zoning consistent with the existing Commercial FLUM designation.**

**16. ADJACENT PROPERTY OWNERS INFORMATION:**



Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

### AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of FEB, 2012, by

JIE SHAO  
who is personally known to me or has/have produced

as identification and who did/did not take an oath.

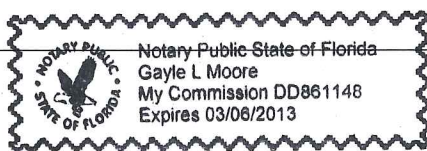
  
Notary Public Signature

jie shao  
Signature of Applicant or Agent

Notary Printed Signature

Jie Shao  
Printed Signature of Applicant or Agent

Title



18500 MURDOCK CIR. B-205  
Address

Commission Code

Port Charlotte FL 33948  
City, State, Zip

941-743-1272  
Telephone Number